

NOTICE OF REVISED SUBMISSION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

Subject Lands:

1166-1204 Gordon Street

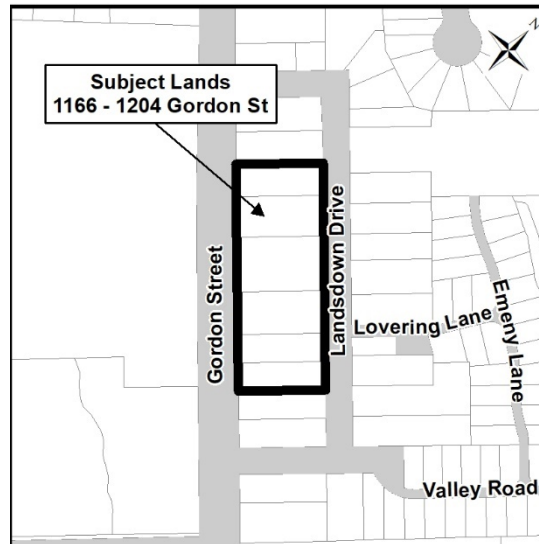
File No.: OZS22-007

Proposal:

122 dwelling units in the form of apartments and 21 dwelling units in the form of on-street townhouses.

The revised conceptual site plan is included in Schedule 1.

Key Map:



Application Details:

Revised materials for the Official Plan and Zoning By-law Amendment applications have been received for the subject lands from MHBC Planning on behalf of the owners, GSD Development and Management Inc. The statutory public meeting was held on July 11, 2022.

The conceptual site plan has been revised, however, it maintains the original intent for the proposed development to include on-street townhouses and an apartment block with surface and underground parking. Key refinements to the plan include:

- A reduction in the total number of apartment units from 134 units to 122 units and a reduction in the number of on-street townhouse units from 22 units to 21 units.
- The common amenity area has been relocated and an accessible pedestrian path from Gordon Street to Landsdown Drive has been added, and additional pedestrian connections to the ground floor apartment units facing Gordon Street are provided.
- The on-street townhouse units have been reconfigured.

The purpose of the Official Plan Amendment is to add a site-specific Official Plan policy to the "Medium Density Residential" land use designation that would permit a maximum net density of 155 units per hectare for the apartment block.

The purpose of the Zoning By-law Amendment is to amend the 1995 Zoning By-law from the "Residential Single Detached" (R.1B) Zone to a "Specialized On-Street Townhouse" (R.3B-?) Zone and a "Specialized High Density Apartment" (R.4B-?) Zone and to amend the 2023 Zoning By-law from the "Medium Density Residential" (RM.5) Zone to a "Site-specific Medium Density Residential 5" (RM.5-?) Zone and a "Site-specific Medium Density Residential 6" (RM.6-?) Zone, and to remove the (H13) holding provision. Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with the revised submission.

Additional Information

Revised documents relating to these planning applications are available online at guelph.ca/development. Alternate document formats are available upon request.

You are receiving this notice as you have either previously provided comments on the applications or spoke at the statutory public meeting held on July 11, 2022.

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 3313
TTY: 519-826-9771
Email: lindsay.sulatycki@guelph.ca

Other Applications

The subject lands are not subject to any other application under the Planning Act.

To submit written comments:

You can submit written comments any time via email to lindsay.sulatycki@guelph.ca or by mail to Lindsay Sulatycki, Planning and Building Services, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

Appeals Information:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Guelph to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Guelph before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Guelph before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notice of Collection of Personal Information:

Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Comments provided are considered a public record and may be posted on the City's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

Schedule 1 – Revised Conceptual Site Plan

